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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)

96776416

DEPT-01 RECORDING \$25.00
T#0012 TRAN 2323 10/10/96 12:37:00
#1336 & CG #96-776416
COOK COUNTY RECORDER

2004
7/63/96 OF

25.00
ER

THE GRANTOR Phoenix Acquisitions Goup, Ltd. a corporation created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Lee B. Mulder (GRANTEE'S ADDRESS) 151 Montclair Blvd. Glen Ellyn, Illinois 60137

of the county of DuPage, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: General real estate taxes for 1996 and subsequent years, local zoning ordinances and restrictions of use, easements appurent or of record.

Permanent Real Estate Index Number(s): 16-04-402-031-
Address(es) of Real Estate: 1108 N. Lawler, Chicago, Illinois 60651

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Vice President & Secretary this 30 day of

Sept 1996.

Phoenix Acquisitions Goup, Ltd.

By Richard C. Barnier
Richard C. Barnier
President

Attest William Owen
William Owen
Vice-President & Secretary

96776416

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 10 1996
DEPT OF REVENUE
79.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
OCT 10 1996
30.50

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EXHIBIT 'A'
Legal Description

Lot 24 in Jerome J. Dittenhoeffer's Division Street and La Vergne Avenue Subdivision of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian (except streets heretofore dedicated), in Cook County, Illinois.

04-16-1980

Property of Cook County Clerk's Office

★ ★ ★
CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
★ ★ ★
DEPT. OF REVENUE OCT 19 81 ★
★ ★ ★
PB 11195



582.50

96776415

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Richard C. Barnier personally known to me to be the President of the Phoenix Acquisitions Goup, Ltd. and William Owen personally known to me to be the Vice President & Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Vice President & Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of Sept 1996.



Paula Porter (Notary Public)

Prepared By: Phoenix Acquisitions Group, Ltd.
1616 E. Roosevelt Rd #6
Wheaton, IL 60187

Mail To:
William Owen
1616 E. Roosevelt Rd
Wheaton, IL 60187

Name & Address of Taxpayer:
Lee B. Mulder
151 Montclair Blvd.
Glen Ellyn, Illinois 60137

BOX 333-CTT

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11/15/2011